

## **Planning Commission Study Session**

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

KEITH NEWMAN, SENIOR PLANNER FROM:

(480) 503-6812, KEITH.NEWMAN@GILBERTAZ.GOV

ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER THROUGH:

(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

**MEETING DATE: JANUARY 6, 2021** 

SUBJECT: DR20-173 VICTORY PLAZA

STRATEGIC INITIATIVE: **Exceptional Built Environment** 

To approve the design of a commercial development on vacant property

#### **REQUEST**

DR20-173 VICTORY PLAZA: Site plan, landscaping, grading and drainage, lighting, and colors and materials for approximately 5.43 acres, generally located at the southwest corner of Greenfield Rd. and Queen Creek Rd, and zoned Community Commercial (CC) with a Planned Area Development (PAD) overlay.

## **RECOMMENDED MOTION**

Request for input only. No motion required.

#### **OWNER APPLICANT**

Company: Pew & Lake, PLC. Company: **USA Property Holdings. LLC.** 

Name: Reese Anderson & Jon Gillespie Address: 13200 S. Gilbert Rd. Address:

1744 S. Val Vista Dr., Ste 217 Gilbert, AZ 85204

Mesa, AZ 85204

480-461-4670 Phone:

Email: reese.anderson@pewandlake.com

# BACKGROUND/DISCUSSION History

Date	Description
March 20, 2007	Town Council approved case A06-96 adopting Ordinance No. 1919 annexing the subject site.
May 22, 2007	Ordinance No. 1964 approved Zoning Case Z06-119 changing the zoning district from Maricopa County Rural-43 (RU-43) to Single Family-35 (SF-35) and Single Family-43 (SF-43) for 140.94 acres located south and west of the southwest corner of Greenfield Road and Queen Creek Road.
March 3, 2020	Town Council approved GP19-13, adopting Resolution No. 4119 amending the General Plan land use classification on the 5.43-acre subject site from Residential > 0-1 DU/Acre to Community Commercial (CC) land use classification.
March 3, 2020	Town Council approved Z19-25, adopting Ordinance No. 2747, rezoning the 5.43-acre subject site from Single Family-35 (SF-35) and Single Family-43 (SF-43) to Community Commercial (CC) with a Planned Area Development (PAD) overlay.

#### Overview

The applicant is requesting Design Review approval to allow a new commercial development at the southwest corner of Queen Creek Rd. and Greenfield Rd. The subject site is approximately 5.43 net acres and zoned Community Commercial (CC) with a Planned Area Development (PAD) overlay. The development includes a total of 31,900 sf of building area with three (3) limited service restaurants with drive thrus, one (1) full-service restaurant along the street frontages and 17,000 sf of retail/commercial space in two (2) stand-alone buildings along the southern property boundary.

## **Surrounding Land Use & Zoning Designations:**

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Public Facility/Institutional (PF/I)	Public Facility/Institutional (PF/I)	Queen Creek Road, then Town of Gilbert Police Substation & Public Works South Area Service Center
South	Residential>0-1 DU/Acre	Single Family-43 (SF-43)	Vacant land
East	Residential>0-1 DU/Acre	Single Family-43 (SF-43)	Greenfield Road, then Gateway Church of Christ & single family residential
West	Residential>0-1 DU/Acre	Single Family-43 (SF-43)	Single family residential

Site	Community Commercial	Community Commercial	Vacant land
	(CC)	(CC)	

## **Project Data Table**

Site Development Regulations	Required per LDC/Ordinance 2747	Proposed
Maximum Size of Use or User (sq. ft.)	50,000	Pad A (Full Service Restaurant) – 5,000 sf Pad B (Limited Service Restaurant) – 3,500 sf Pad C (Limited Service Restaurant) – 3,125 sf Pad D (Limited Service Restaurant) – 3,250 sf Pad E (Retail/Commercial) – 8,000 sf Pad F (Retail/Commercial) – 9,000 sf Total = 31,875 sf
Maximum Building Height (ft.)/(Stories)  Minimum Building Setback (ft.)	35/2	Vertical construction not proposed at this time
Front	20'	40'
Side (Street)	20'	38'
Side (Street) Side (Residential)	15'	50'
Rear (Residential)	30'	60'
Separation Between Buildings (ft.)	20'	
Single Story	15'	72'
Multiple Story	20'	N/A
Minimum Perimeter Landscape Area (ft.)		
Front	20'	20'
Side (Street)	20'	20'
Side (Residential)	15'	15'
Rear (Residential)	30'	30'
Landscaping (% of net lot area)	15%	24.9%
Off-Street Parking and Loading	Restaurants 1/100 sf; plus 1/400 sf of Outdoor Dining Area = 139 Spaces Required  Pad A = 51 spaces Pad B = 35 spaces	212 Spaces Provided

	<ul> <li>Pad C = 19 spaces</li> <li>Pad D = 34 spaces</li> </ul>	
	General Retail 1/250 sf = 73 Spaces Required  • Pad C = 5 spaces  • Pad E = 32 spaces  • Pad F = 36 spaces	
	212 Total Spaces Required	
Bicycle Spaces	1 for every 10 required vehicle parking spaces = 21 Spaces Required	25 Spaces Provided

#### **DISCUSSION**

Staff is currently processing the 1st review of the application and is requesting a Study Session to receive Planning Commission/DRB input concerning the design of the site. The applicant desires to proceed with CD's at risk to start the permitting process for various site improvements prior to final DR approval.

#### Site Plan

The proposed development will consist of a single lot and contain a total of six buildings totaling approximately 31,900 sf of building space with three limited service restaurants and one full-service restaurant along Greenfield Rd. and Queen Creek Rd. Approximately 17,000 SF of this space is comprised of anticipated retail space within two separate buildings along the southern boundary of the property. The applicant is proposing to phase the development of the site by constructing the following site improvements and creating pad spaces prior to the construction of tenant buildings:

- Offsite roadway improvements;
- Site entrances off Greenfield Road and Queen Creek Road;
- Water & sewer main placement;
- Main interior drive aisle;
- · Mass grading;
- · Retention basins;
- Screening walls along the south and west property lines;
- Monument signs;
- Perimeter landscaping.

Once tenants for each pad are ready to develop they will be required to submit a Design Review application to approve the design of the buildings, landscaping, site walls, parking, grading & drainage, etc. Additionally, Staff is requesting that architectural design guidelines for the overall center be established with the current application to ensure consistency of design when tenant buildings are constructed.

The development will have two access points with one full-motion access off Queen Creek Rd. and one right-in, right-out access off Greenfield Rd. All parking and drive aisles will be surfaced with asphalt and meet Town of Gilbert specifications. Pedestrian access will be via Queen Creek Rd. and Greenfield Rd. and circulate around all proposed buildings. Parking for the site includes 212 vehicular spaces around the buildings and 25 bicycle parking spaces near the front of each main entrance. Site walls include 8' high CMU walls along the southern and western property lines adjacent to existing single-family residential zoning. All screen walls for each pad site along Greenfield Rd. and Queen Creek Rd. will be 3' – 4' high and constructed upon the development of each pad site.

One concern expressed to the applicant prior to first review is the exiting of the drive thru's for Pads B and D, which will require unsafe U-turns to get out to Greenfield Rd. and Queen Creek Roads. Another concern is the entry stacking for the drive thru lane on Pad C, which may queue out into the main drive aisle that leads to the site entrance off Queen Creek Rd. Additionally, vehicular circulation from the Queen Creek entry into the Pad C drive thru is of concern with vehicles needing to make an U-turn to enter the drive thru queue. Town Traffic Engineering has recommended that the entrance and exits to these drives thru lanes be reconfigured so safe turning movements can be accomplished.

#### Landscape:

The landscape plan proposes a varied plant palette of trees and shrubs. The types of trees include: Red Push Pistache, Evergreen Elm, Mulga and Foothills Palo Verde. Street theme trees required along Greenfield and Queen Creeks Rds. are Chinese Pistache and Evergreen Elm. Some of the shrub and access plant types include: Red Bird of Paradise, Blue Emu, Turpentine Bush, Yellow Yucca, Chuparosa, Pink Texas Sage, Pink Muhly Grass, Jojoba and Yellow Bells. During the first phase of development all landscape materials will be evenly distributed along Greenfield Rd., Queen Creed Rd., and along the western and southern perimeter boundaries of the site.

#### **Grading and Drainage:**

Runoff, as required by the Town shall be routed to underground and above ground storage locations throughout the development. Town Engineering Staff is in the process of analyzing all proposed site grading and drainage.

### **Elevations, Floor Plan, Colors and Materials:**

Buildings are not proposed with this request but will be required upon the development of each pad site through a separate Design Review process.

#### Lighting:

At this time lighting consists of parking lot light poles. All site lighting will be required to comply with Town codes.

#### Signage:

Monument signs at each site entrance have been shown on the site plan; no other signage is included in this approval. Review and approval of a Comprehensive Sign Plan will be required prior to sign permitting.

## **PUBLIC NOTIFICATION AND INPUT**

The proposed project will require public notice as specified under Land Development Code (LDC) Section 5.602.A.3.

## **REQUESTED INPUT**

- 1. Overall design of the site
- 2. Drive thru exiting for Pads B and D
- 3. Entry stacking for the drive thru lane on Pad C

Respectfully submitted,

**Keith Newman Senior Planner** 

### **Attachments and Enclosures:**

- 1) Aerial Photo
- 2) Site Plan
- 3) Landscape Plan
- 4) Grading and Drainage Plan
- 5) Lighting Plan
- 6) Applicants Narrative

N89°51'28"E

230.01'

S00°26'39"W

N89°51'28"E (R)

N89°50'20"E (M)

5.00'

S00°26";

The Oasis Church

5.00'

N89°51'28"E

366.69'

PARCEL BOUNDARY

PROJECT AREA

PARCEL #: 301-74-044G

## LEGAL DESCRIPTION:

(PER LANGUAGE PROVIDED BY SUPERIOR SURVEY)

[THE NORTH 398.21 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT A BRASS CAP IN HAND HOLE, BEING THE NORTHEAST CORNER OF SAID SECTION
16, FROM WHICH A FOUND BRASS CAP IN HAND HOLE BEING THE NORTH QUARTER CORNER OF
SAID SECTION 16, BEARS SOUTH 89 DEGREES 51 MINUTES 28 SECONDS WEST (BASIS OF

NORTHEAST QUARTER OF SAID SECTION 16. A DISTANCE OF 666.80 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16;

THENCE SOUTH 00 DEGREES 21 MINUTES 17 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE

OF 65.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF EAST QUEEN CREEK ROAD, SAID POINT BEING THE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 51 MINUTES 28 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY

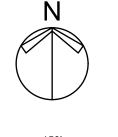
LINE, A DISTANCE OF 386,89 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH OF DEGREES 26 MINUTES 39 SECONDS WEST, A DISTANCE OF 5.00 FEET TO A POINT ON THE SOUTH 70 FOOT RIGHT OF WAY LINE OF SAID EAST QUEEN CREEK ROAD;

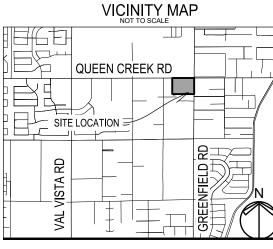
RIGHT OF WAY LINE, A DISTANCE OF 23.0.1 FEET TO A POINT ON THE WEST 70 FOOT RIGHT OF WAY LINE OF SOUTH GREENFIELD ROAD;
THENCE SOUTH 00 DEGREES 26 MINUTES 39 SECONDS WEST ALONG SAID WEST RIGHT OF WAY

LINE, A DISTANCE OF 230.01 FEET;
THENCE NORTH 89 DEGREES 51 MINUTES 28 SECONDS EAST CONTINUING ALONG SAID WEST
RIGHT OF WAY LINE, A DISTANCE OF 5.00 FEET TO A POINT ON THE WEST 65 FOOT RIGHT OF WAY
LINE OF SAID GREENFIELD ROAD; THENCE SOUTH 00 DEGREES 26 MINUTES 39 SECONDS WEST LINE OF SAILD SREAMHELD KOAD, THEINCE SOUTH OUT DESTREASE ON MINOTES 39 SECONDS WEST CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 361.22 FEET (361.21 FEET RECORD DOCUMENT NO. 2015-0539399) TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE NORTH 89 DEGREES 43 MINUTES 25 SECONDS EAST (NORTH 89 DEGREES 45 MINUTES 23 SECONDS EAST RECORD DOCUMENT NO. 2010-0573401) ALONG SAID NORTH LINE, A DISTANCE OF 10.00 FEET TO A POINT ON THE WEST 55 FOOT RIGHT OF WAY LINE OF SAID GREENFIELD ROAD;

NORTHEAST QUARTER OF SAID SECTION 16:
THENCE SOUTH 89 DEGREES 41 MINUTES 28 SECONDS WEST ALONG SAID SOUTH LINE, A
DISTANCE OF 610.53 FEET (SOUTH 89 DEGREES 41 MINUTES 28 SECONDS WEST 610.52 FEET
RECORD DOCUMENT NO. 2010-0573401) TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16;
THENCE NORTH 00 DEGREES 21 MINUTES 17 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE
OF 763.29 FEET TO THE POINT OF BEGINNING.

#### SURVEY PROVIDED BY:





SECTION 16, TOWN 2 S, RANGE 6 E 33°15'45.44"N. 111°44'20.39"W" W

[THE NORTH 388.2] FEEL OF THE FOLLOWING DESCRIBED PROPERTY:
THOSE PORTIONS OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 6
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS
DESCRIBED IN DOCUMENT NO, 2016-0466524, DOCUMENT NO, 2016-0466525 AND DOCUMENT NO, 2016-0466526, MARICOPA COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS

BEARINGS), A DISTANCE OF 2667.20 FEET;
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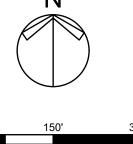
THENCE NORTH 89 DEGREES 51 MINUTES 28 SECONDS EAST CONTINUING ALONG SAID SOUTH

THENCE SOUTH 00 DEGREES 26 MINUTES 39 SECONDS WEST CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 165.32 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE

EXCEPT ALL GAS, OIL, METALS AND MINERAL RIGHTS AS RESERVED IN THE PATENT RECORD IN DOCKET 1765, PAGE 253.

CONTAINS 5.433 ACRES.

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY SUPERIOR SURVEY ON A DRAWING TITLED ALTA/NSPS LAND TITLE SURVEY, DATED 05-20-2019.



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PROJECT

VICTORY PLAZA

SWC QUEEN CREEK RD AND GREENFIELD RD

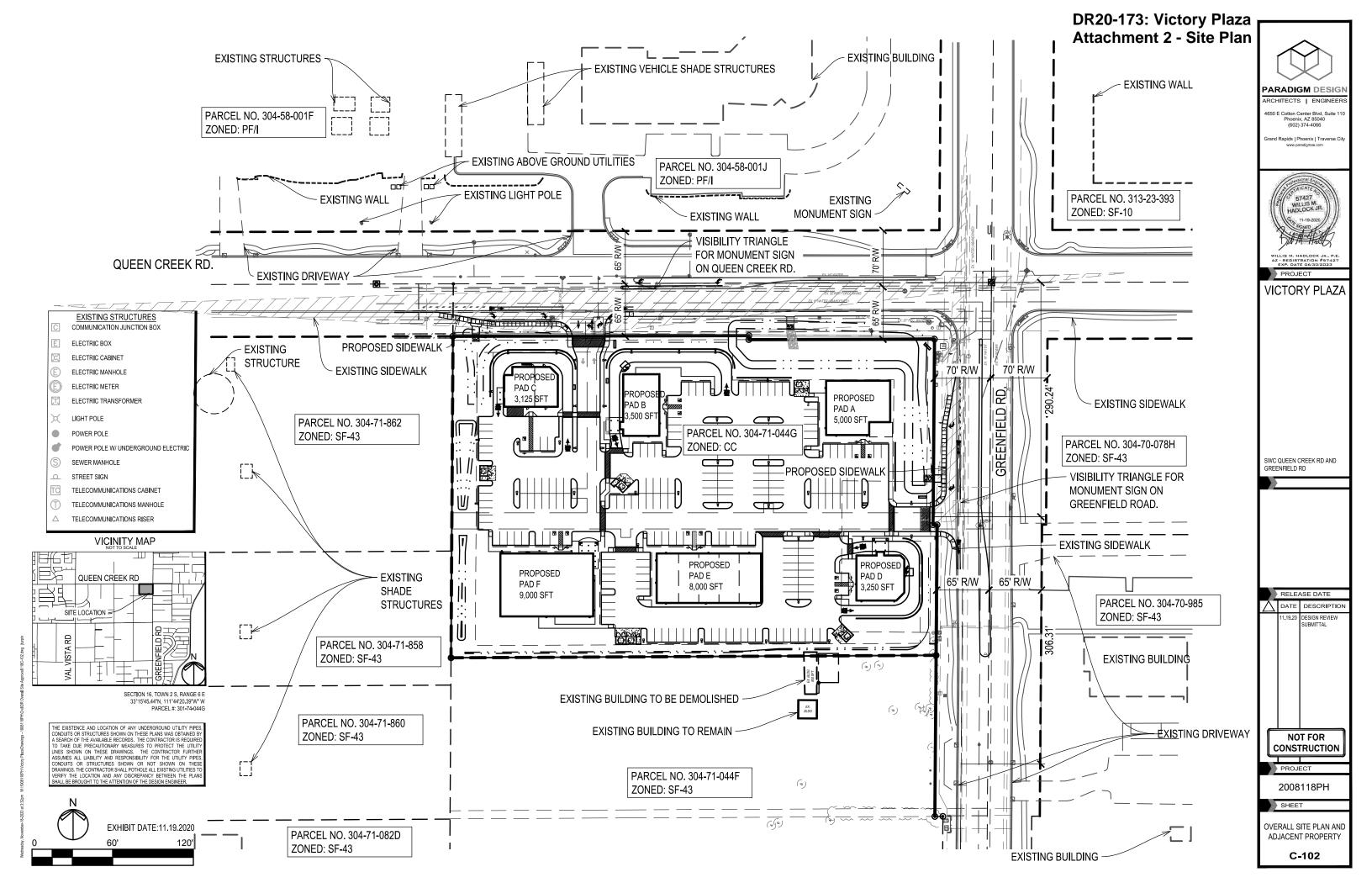
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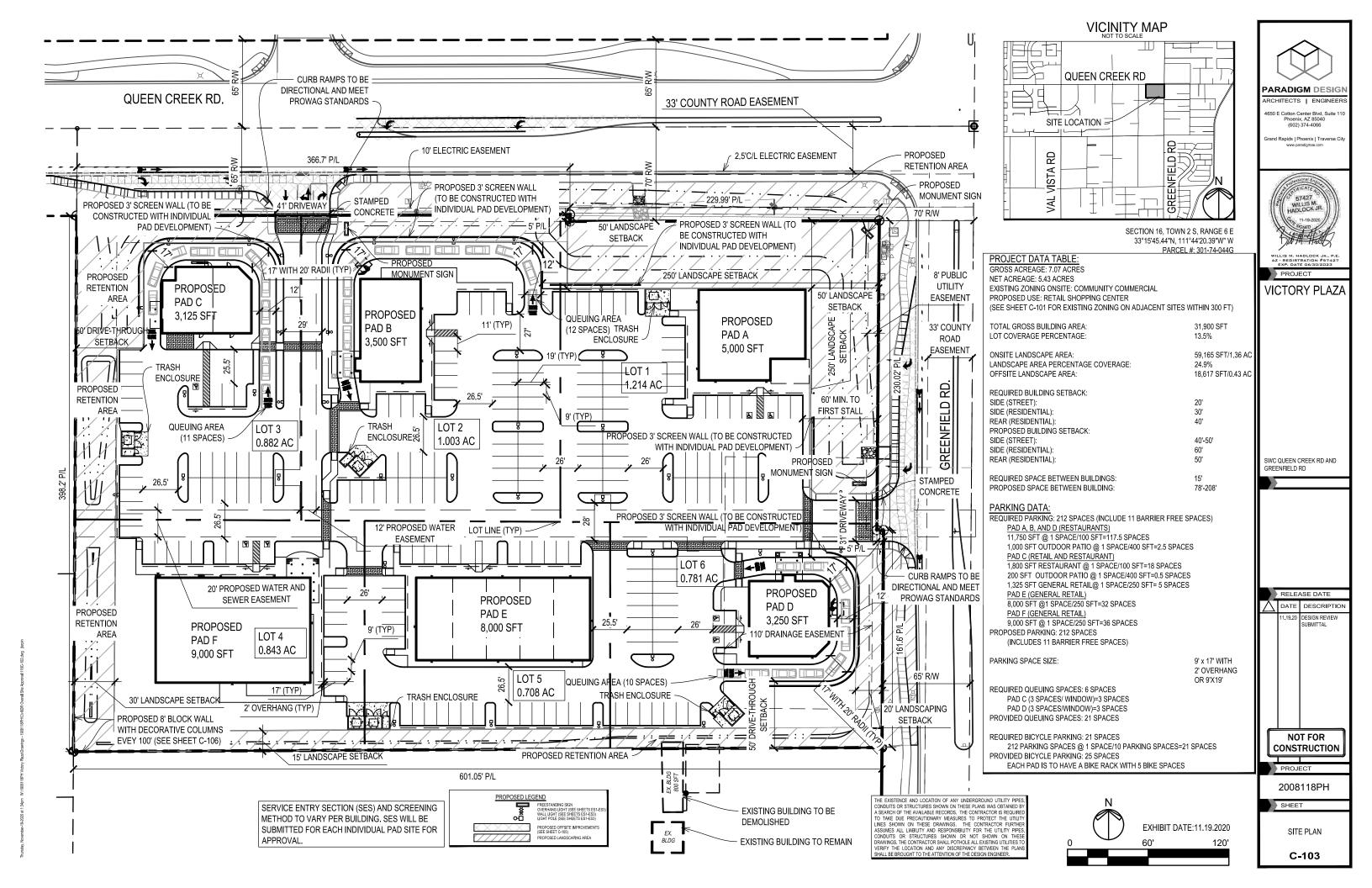
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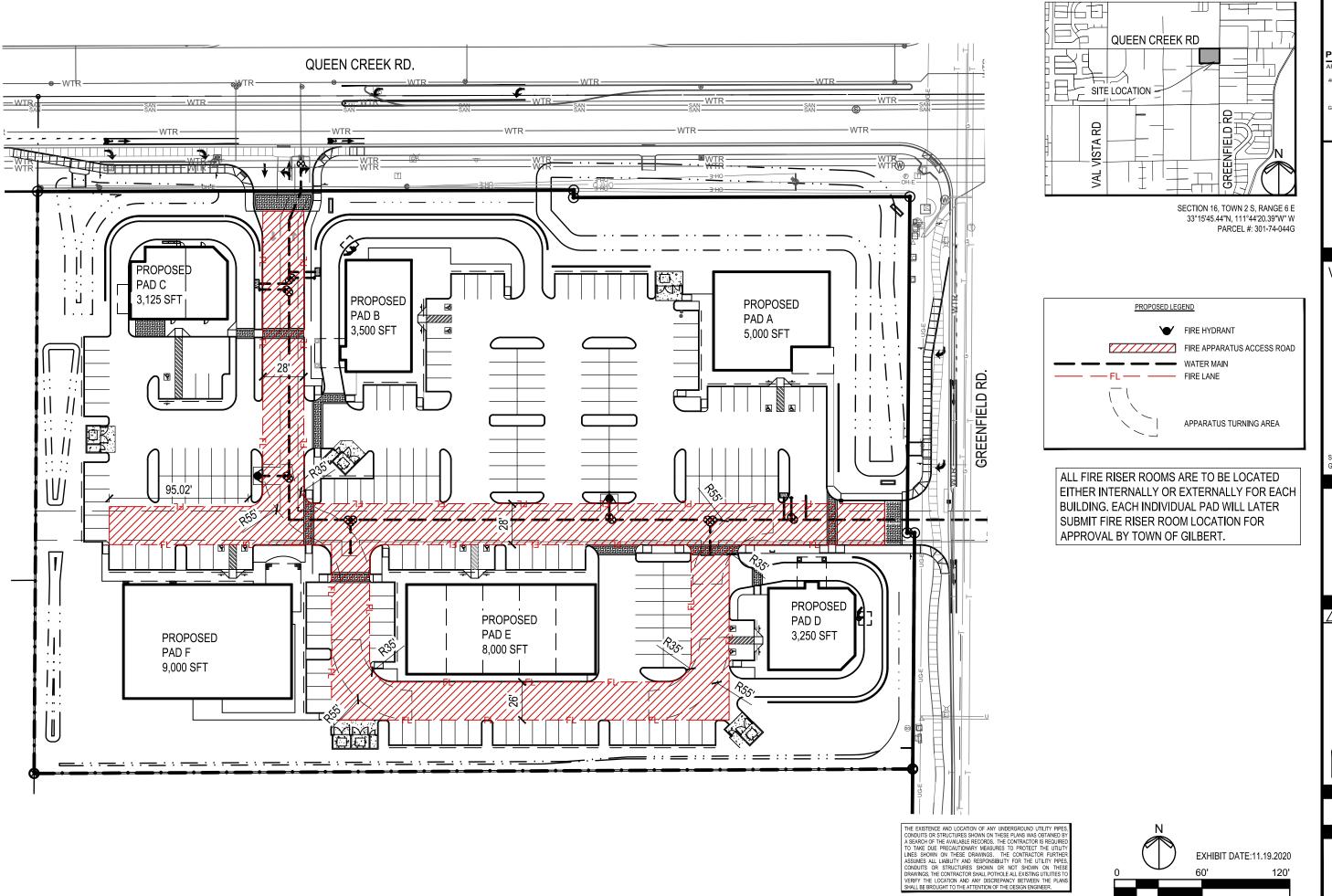
AERIAL MAP

C-101

PROJECT 2008118PH SHEET







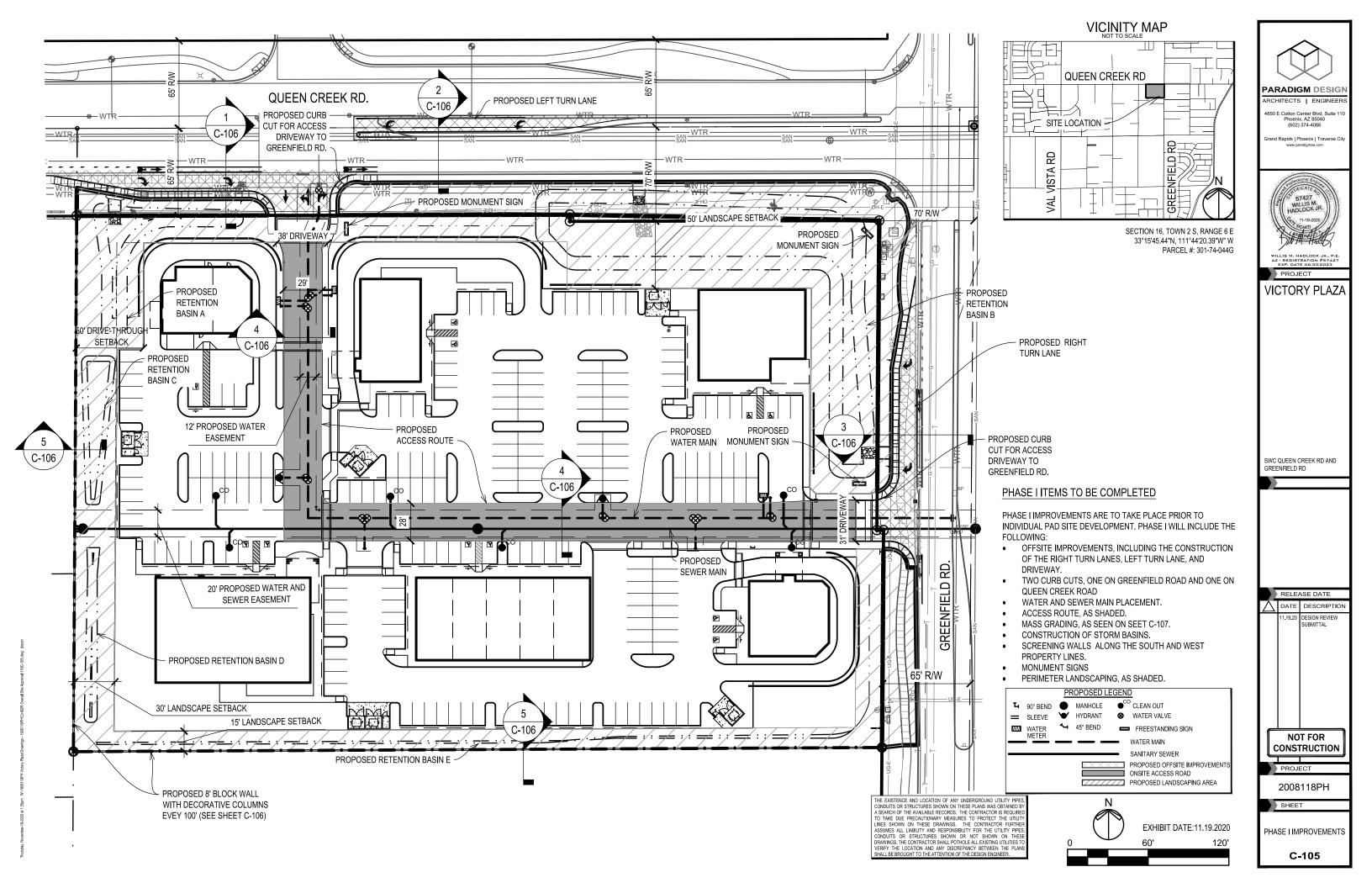
PARADIGM DESIGN 4650 E Cotton Center Blvd, Suite 11 Phoenix, AZ 85040 (602) 374-4066 Grand Rapids | Phoenix | Traverse City 57427 WILLIS M. HADLOCK JR. PROJECT VICTORY PLAZA SWC QUEEN CREEK RD AND GREENFIELD RD RELEASE DATE DATE DESCRIPTIO 11.19.20 DESIGN REVIEW SUBMITTAL NOT FOR CONSTRUCTION PROJECT 2008118PH

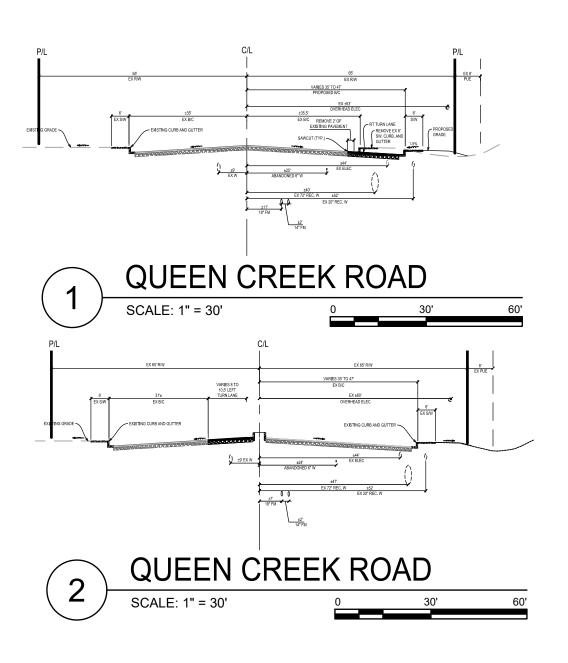
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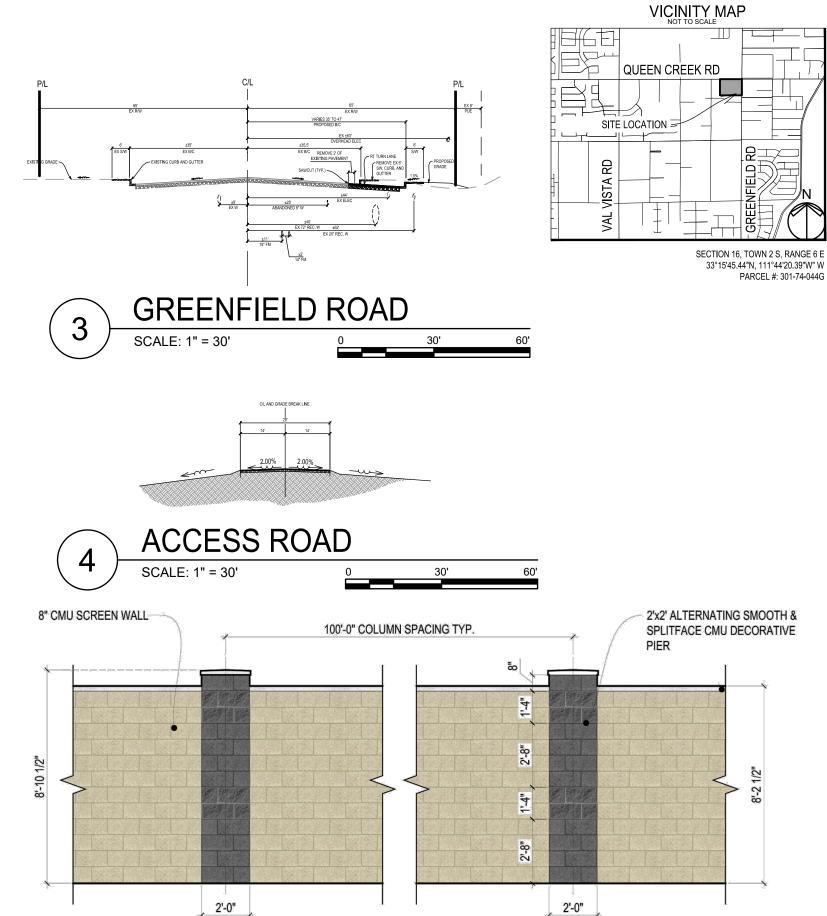
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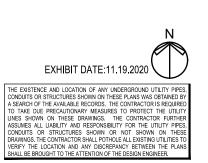
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VICINITY MAP









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PROPERTY LINE SCREENING WALL

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VICTORY PLAZA

SWC QUEEN CREEK RD AND

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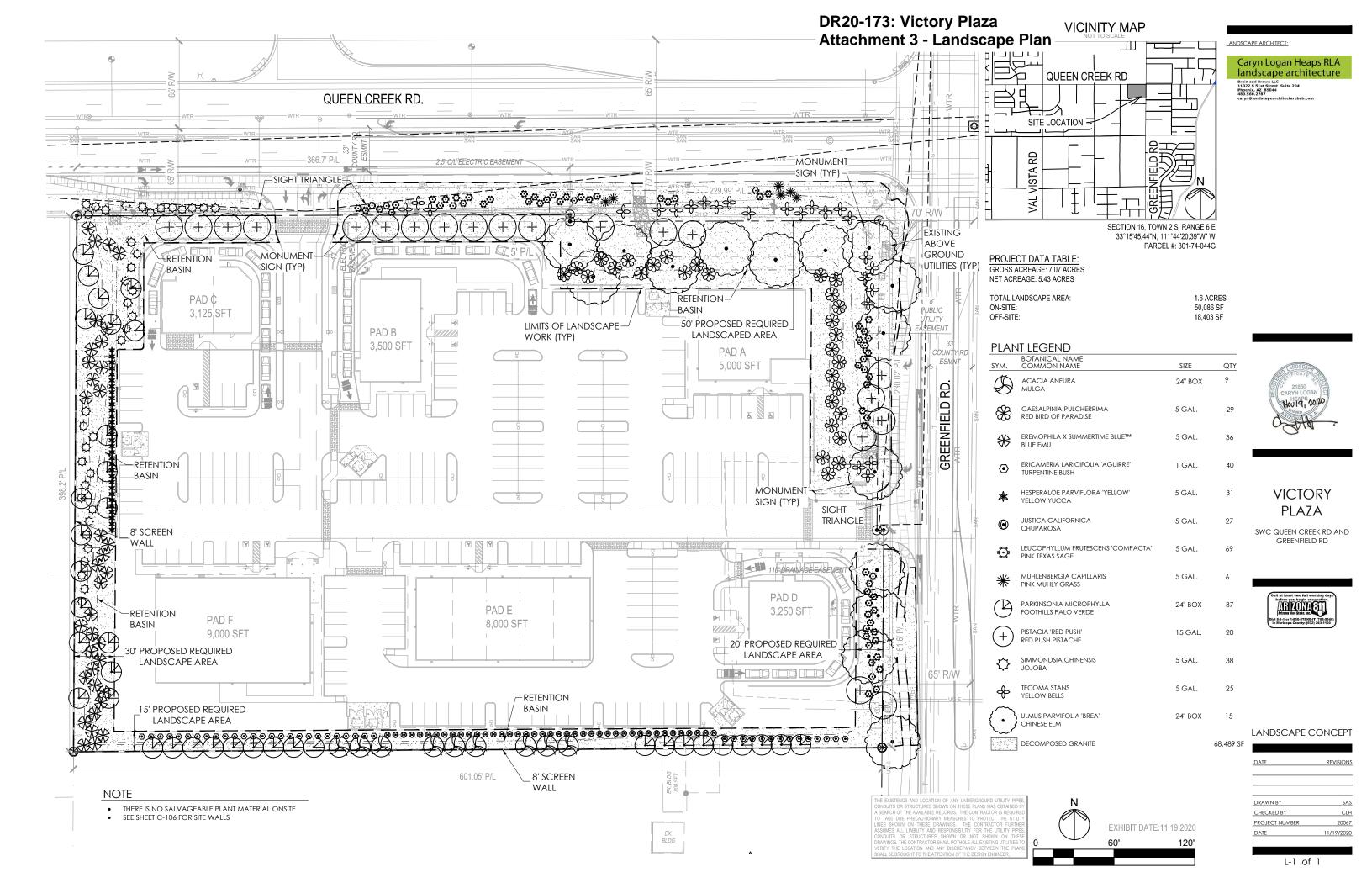
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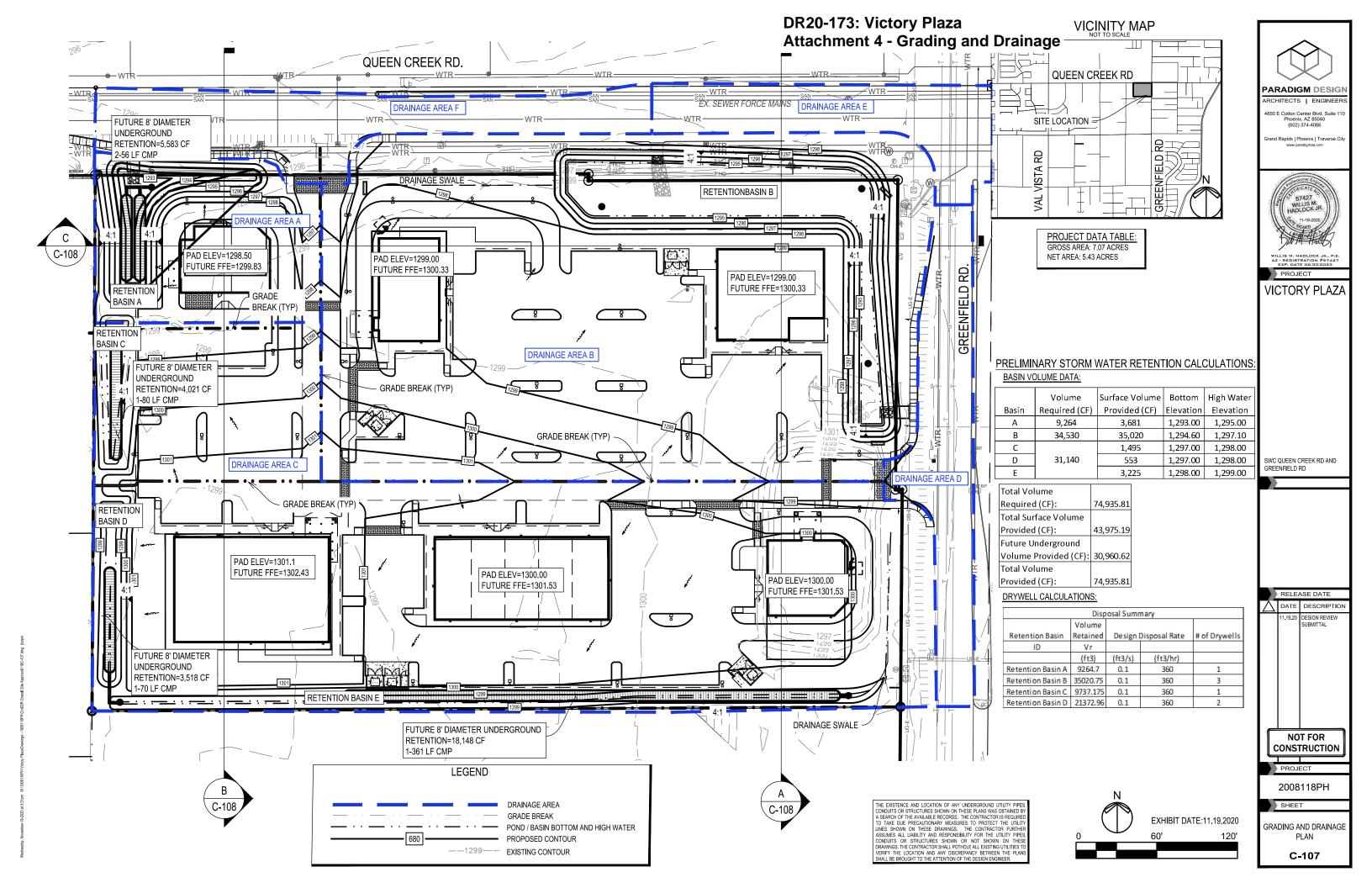
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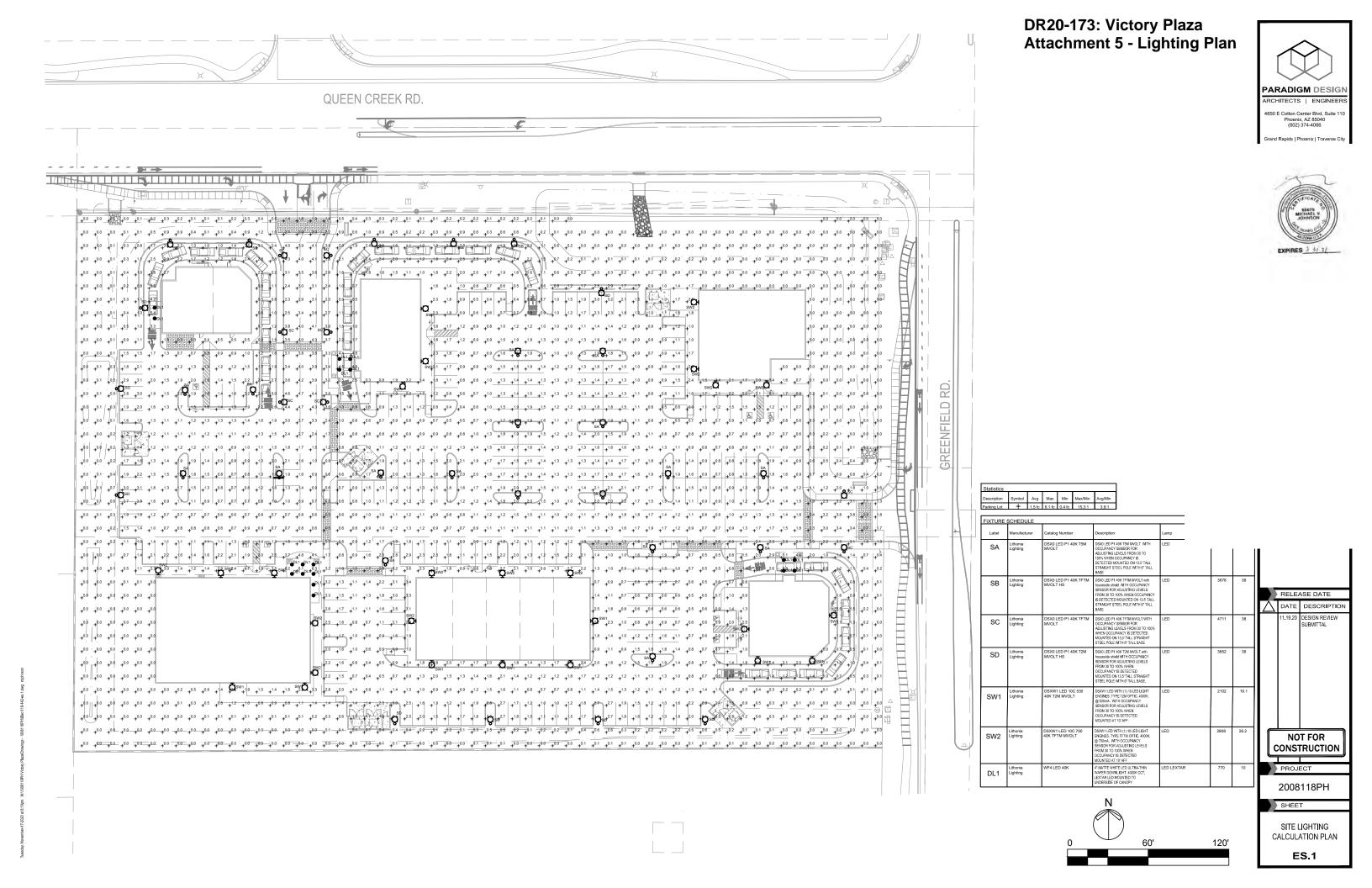
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GREENFIELD RD







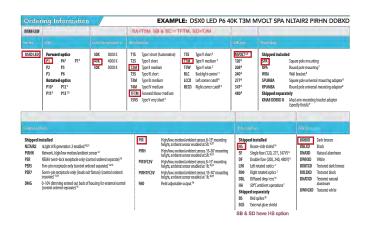




SA/SB/SC/SD

Introduction

The modern styling of the D-Series is striking The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.



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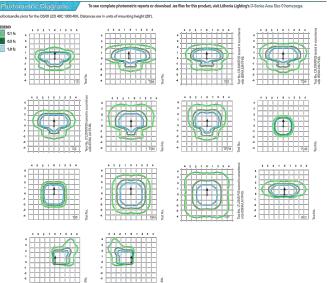
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DSW0 LED 0.950 1.960 1.890 2.890 2.890 3.544

LITHONIA LIGHTING

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FEATURES & SPECIFICATIONS

INTENDED USE
The sleek diesign of the D-Series Size 0 reflects the embedded high performance
LED technology. It is ideal for many commercial and municipal applications, such as
parking lots, plazas, campuses, and padestrian areas.

parking lots, plazas, compuses, and podestrian areas.

CONSTINCTION

Single-pice die-cast aluminum housing has integral heat sink firs to optimize
thermal management through conductive and connective cooling. Modular design
allows for ease of maintenance and future light engine upgrades. The LED driver is
mounted in direct constat with the cashing to promote low operating temperature
and long life. Housing is complessly sealed against motisture and emrormmental
contaminants (PSS, Low EPA (PSS fit) for optimized pole valid loading.

Available in room teasures and printing and profit of the same are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 2000, 4, 4000 Kc or 2000 KC (OCR) configurations. The D-Series Size to has zero uplight and qualities as a Nightime ferrariorly "product, maning 18 consistent with the LEED" and Green Globes" ortheria for eliminating wasteful uplight.

with the LEDP and Green Globes\*\* drater for celiminating wasteful uplight. ELECTRICAL Light engine() configurations consist of high-efficacy LEDe mounted on metal-cine celicular boards to maximize heart disepsation and promote long life (up to LBS\*) f00,000 hours at 25°C). Class 1 electronic drivens are designed to have a power factor >90%. The >20%, and an expected life of 10000 hours with <1% failure rate. Easily serviceable 100°4 surge protection device meets a minimum Category C. Low coperation (per AN) SIEEE CO24\*1.2, I

INSTALLATION
Included mounting block and integral arm facility
Stainless steel botts fasters the mounting block as
enabling the D-Series Size of to withstand up to a
ANSI C136.31. The D-Series Size 0 utilizes the AEI
(template 8is. Optional terminal block and NEMs
also available.

LISTINGS
UL Listed for wet locations. Light engines are IP.
Rated for -40°C to 50°C ambient with HA option

Note: Actual performance may differ as a result capplication.

All values are design or typical values, measured 25 °C.

Specifications subject to change without notice.



FEATURES & SPECIFICATIONS

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INTERVIDUES—The support factor is supported by the property of the property o

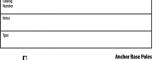
Pole Top: A flush non-metallic black top cap is provided for all poles that will receive drilling patterns for side-mount luminate arm assembiles or when ordered with PT option.

each pole assembly. Additional base over explores are available upon request. Anabove Baser Blest, Fachorch base is fishiotration insselled that meets SATM X-96 standards and can be altered to moth existing foundations; consult factory for modifications. Anchor boils are manufactured to ASTM ET-954 Standards grade S.; GS SCR infilmitums yet delivergit and settles strength of 75-95 KSDI. Top threated portion forminal ET2 is both object galantated per X-51M X-153.

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SSS SOLIARE STRAIGHT STEEL

## SSS Square Straight Steel Poles

SSS						
Series	Naminal fixture mounting height	Naminal shaft base size/wall thickness'	Meunting <sup>s</sup>		Options	
555	19:59 to first 12 ft increments, aid - 4 increments, aid - 4 increments, aid - 4 increments, aid - 4 increments, aid - 6 increments, aid - 6 increments and a construction of the construction of the complete entering and aid and aid and aid aid and aid aid and aid aid aid aid aid aid aid aid aid ai	IE. 1 THE (1992)  K. S. THE (1992)  K. S. THE (1992)  G. THE (1992	Resembnish PT	AESS**Squand dell minimation**  IMM 1967. 1 at 90"  IMM 1967. 2 at 180"  IMM 2967. 4 at 20"  IMM 2967. 4 at 20"  IMM 2967. 4 at 20"  IMM 2967. 2 at 20"	Standard minded  1.88 are active belte finductive when surface both sur not exceeded.  1.89 by Committee both surface both	Stand coles: DSS Southers DSS Southers Colessaria of the Colessari

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SHEET

FIXTURE CUT SHEETS

NOT FOR CONSTRUCTION

PROJECT

RELEASE DATE 11 19 20 DESIGN REVIEW

PARADIGM DESIGN

ARCHITECTS | ENGINEER

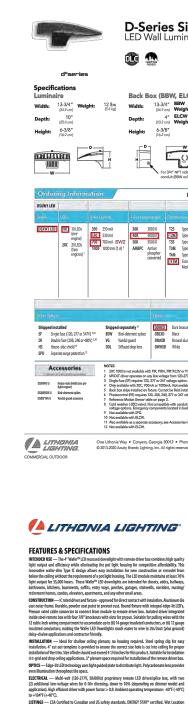
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OUTDOOR: One Lithonia Way Conyers, GA 30012 Phone: 800-705-SERV (7378) www.lithonia.com

ES.2



 Specifications

 Aperture:
 3.2 (8.1)

 Ceiling opening:
 4.2 (10.7)

 Overlap trim:
 4.7 (12.0)

 Height:
 1.1 (2.8)

DOWNLIGHTING

DL1

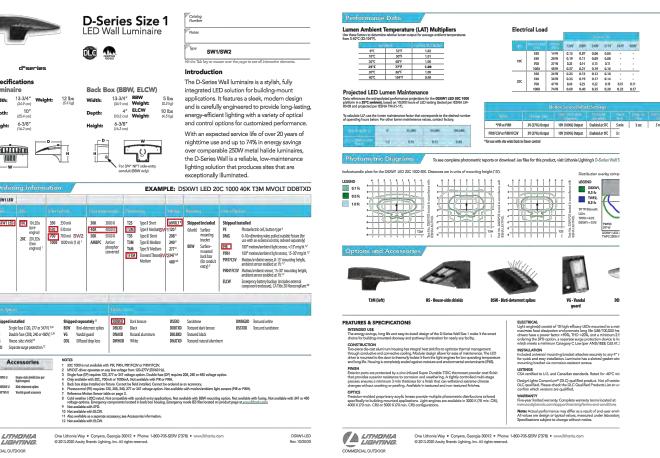
MVOLT Multi-Volt (120-277V)

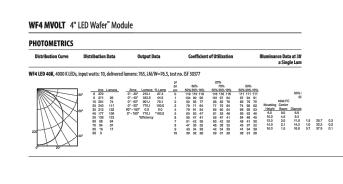
Wafer" I FD Recessed Doumlin

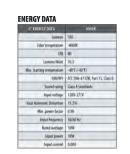
**WF4 MVOLT** 4" LED Module IC/Non-IC New Construction/Remodel

MILICATION-

Example: WF4 LED 35K MVOLT MW







DOWNLIGHTING: One Lithonia Way, Conyers, GA 30012 Phone: 800-705-SERV (7378 www.lithonia.com

RELEASE DATE DATE DESCRIPTIO 11,19,20 DESIGN REVIEW NOT FOR CONSTRUCTION PROJECT 2008118PH SHEET FIXTURE CUT SHEETS

ES.3

PARADIGM DESIGN

ARCHITECTS | ENGINEER

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EXPIRES 3 3/ 2/

# Victory Plaza

SWC Queen Creek Road & Greenfield Road

## **Design Review Project Narrative**



**Owner: USA Property Holdings, LLC** 

Mark Jones 2545 E. Cattle Dr. Gilbert, AZ 85297 **Applicant: Pew & Lake, PLC** 

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#### 1. Introduction

Pew & Lake, PLC, on behalf of USA Property Holdings, LLC, is pleased to submit this project narrative and related exhibits in support of a Design Review request for development on the approximately 7.07 gross acres (5.43 net acres) located at the southwest corner of Queen Creek Road and Greenfield Road in Gilbert. The subject site is further identified on the Maricopa County Assessor's Map as parcel number 304-71-044G.

This request will support the development of Victory Plaza, a commercial development that will complement the surrounding neighborhood by providing essential and convenient neighborhood services such as: restaurant uses, professional offices, and neighborhood retail uses.

## 2. Requests

The applicant requests Town of Gilbert approval of this Design Review Equal to or Greater Than 5 Acres application. Approval of this application will allow for site improvements to be completed for the property as detailed herein. The individual pad sites will be subject to additional administrative design review to be completed in the future.

## 3. Consistency with General Plan Designation and Zoning Classification

The site is currently designated in the Town of Gilbert General Plan as Community Commercial. The subject site is zoned as Community Commercial with a Planned Area Development Overlay (CC-PAD) as illustrated in Figure 1 below. The site received its zoning under Case Z19-25 which was approved by the Gilbert Town Council on March 3, 2020. The proposed site plan conforms with the approved zoning and applicable Gilbert code.

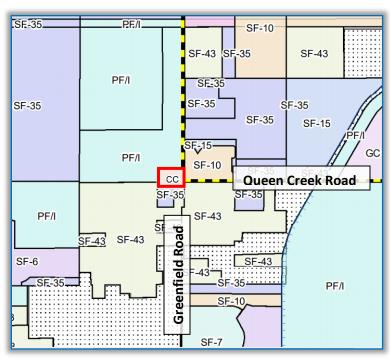


Figure 1 – Existing Zoning Map

## 4. Existing Site Conditions and Relationship to Surrounding Properties

The site is vacant and unremarkable in its topography. A depressed, temporary retention area is located at the northeast corner of the site with decomposed granite surface treatment. The public improvements for the adjacent Queen Creek Road and Greenfield Road have been completed, with the exception of landscaping.

The site is located nearby residential, agricultural, and public services uses. Abutting the property north of Queen Creek Road are the Town of Gilbert's Police Department's Santan Substation and Public Works South Area Service Center (see Figure 3 below). The adjacent properties to the west are low-density residential uses. South of the parcel is a currently vacant parcel which is intended to develop as a charter school. Across Greenfield to the east is the Oasis church, vacant land, and residential uses. The property located northeast of the intersection is under construction as a Taylor Morrison residential subdivision.



Figure 2 – Aerial Context Map

Table 1 below summarizes the existing and surrounding land uses and the respective General Plan and Zoning designations.

Table 1 – Existing and Surrounding Land Uses and Designations					
Direction	General Plan Land Use	<b>Existing Zoning</b>	Existing Use		
Project Site	Community Commercial	CC-PAD	Vacant/Misc. Structures		
North	Public Facility/Institutional (PF/I)	PF-I	Queen Creek Road, Gilbert Public Works and Police Substation		
East	Residential, 0-1 du/ac.	SF-43	Greenfield Road, Church, Vacant, Residential		
South	Residential, 0-1 du/ac.	SF-43	New Gilbert Self-Development Academy		
West	Residential, 0-1 du/ac.	SF-43 Residential			

## 5. Project Description

The project is a thoughtfully designed commercial-retail site plan (See Figure 3 below). This corner in Gilbert is uniquely situated to support the existing and planned residential construction in the area, the new Gilbert Memorial Park and the development of The Strand @ Gilbert, and visitors to the nearby Santan Village.

The site area is 7.07 gross acres (5.43 net acres). The development includes total a total of 31,900 SF of building area with three limited service restaurants and one full-service restaurant supported by 17,000 SF of retail. The development promotes a cohesive and uniform design while promoting the internal quality of each project.

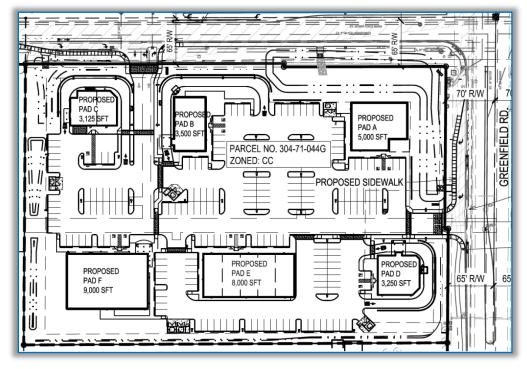


Figure 3 - Preliminary Site Plan

#### **Phasing**

This project is intended to be completed in phases. Phase 1 will be completed under this Design Review application and includes the following:

- Offsite road improvements, including construction of the right turn lanes, left run lane and driveways.
- Two curb-cuts, one on Greenfield Road and one on Queen Creek Road.
- Water & sewer main placement.
- Interior Access Route as shown on site plan page C-105 attached.
- Mass grading as shown on sheet C-107 attached.
- Construction of storm basins.

- Screening walls along the south and west property lines (not to include additional screen walls which may be needed for drive-thru facilities).
- Monument signs.
- Perimeter landscaping.

Other future improvements related to development will be completed in separate phases and approved under an administrative application.

#### Uses

The retail uses are intended to be community-based retail which supports surrounding residents, employees of the Town of Gilbert's Police Department's Santan Substation and Public Works South Area Service Center, and employees and visitors to the Gilbert Memorial Park and Funeral Home. There are two retail building sites which can be configured to accommodate a variety of appropriate uses including professional offices such as dentists, attorneys or other similar type uses. Additionally, three quick-service restaurants will provide limited service options and a dinein restaurant will provide a full-service restaurant along Greenfield Road, where no restaurant options currently exist for Gilbert residents south of the Loop 202.

#### **Site Access and Circulation**

Access points are planned for both Queen Creek Road and Greenfield Road that will provide access to and across the entire property. Deceleration lanes are proposed at both entrances. Driveways are efficiently designed and located to provide easy access to the buildings and parking areas.

A Traffic Impact Study was prepared for the site. The Traffic Impact Study included analysis of the traffic impact created by the soon to be constructed charter school south of the site. Deceleration lanes at both site entries were requested, with a westbound left turn lane in the Queen Creek Road median also requested. No other roadway improvements were required by Gilbert Staff nor recommended under the provided Traffic Impact Study.

#### **Landscape Plan**

The project site is well landscaped and will utilize trees and shrubs that are consistent with the area and established landscaping themes. While the required landscape / open space requirement for the CC Zoning District is 15%, the site provides 1.36 acres of open space and landscaping which is 24.9% of the net site area. An additional 18,617 square feet of landscaped open space is provided in the ROW which ultimately yields 1.79 acres of open space for the site upon full build out. The buildings are oriented to promote ample space for perimeter landscaping and maintain sufficient visibility and marketing for the commercial spaces. Generous building setbacks help the site to blend in and assimilate into the area.

It should also be noted that there is an extraordinary amount of existing right-of-way landscape area at the intersection of Queen Creek and Greenfield, which creates an additional landscape buffer in excess of the minimum required amount of 50 feet by 250 feet. For example, on Queen Creek Road, there is a total of 85 feet of landscaping area that separate the proposed restaurant

from the existing curb. Therefore, a significant landscape buffer is already provided in addition to the 50' by 250' requirement.

There are two approved deviations to the landscape standards. The first is a reduced landscape side setback on the south (side) border of the parcel to 15 ft. which is the typical nonresidential standard. The second approved deviation is for the driveway on Greenfield Road to be located within the 50' by 250' landscape area.

### **Parking**

The parking plan includes 212 parking spaces which is exactly the number required based off the current conceptual development plans building size, uses, and setbacks.

## 6. Consistency with Commercial Design Guidelines

The site design is consistent with the Gilbert Commercial Design Guidelines including by providing an approriete relationship to surrounding residential properties and by placing buildings near the arterial. The attractive renderings provided with this submittal, will serve as the reference for future materials, colors, and architectural style.

The site provides an appropriete contextual relationship to the surrounding residential properties by providing building setbacks in excess of the code requirement on the south and west. The required screen walls, in tandem with required setbacks, help to ensure mitigation of vehicle headlight glare and noise. The already approved specific PAD standards are detailed in Table 2 below.

Standards	CC Standard	CC-PAD Allowed
Minimum Required Perimeter Landscape Area – Side (Residential) (South side)	25 feet	15 feet
Minimum Building Setback – Side (Residential) (South side)	30 feet	15 feet
Minimum Building Setback – Rear (Residential) (West side)	40 feet	30 feet

Table 2 – Deviations from Site Development Regulations

Four of the six building pads are shown placing buildings adjacent to the arterial with Pad A directly engaging the major intersection. Intuitive pedestrian connections tie the site together.

#### 7. Conclusion

Victory Plaza is a well-conceived plan and will be an exciting addition to the area. It provides high quality services for existing and future residents in the surrounding neighborhoods. Victory Plaza will locate commercial and retail uses adjacent to residential uses in appropriate intensities to serve local, community and regional markets. The proposed development contains the necessary buffers to transition to the surrounding area and to mitigate any potential impacts. The applicant looks forward to working with the Town staff to bring this quality new project to fruition in the Town of Gilbert.